LOT MARKET BRISK

OVER $430,000 REALIZED.

Sales Clearly Reveal Stability of Realty Conditions.

Realty history worth remembering was made yesterday in the Real Estate Exchange Salesrooms, Nos. 14 and 16 Vesey st., at the stands of Joseph P. Day and Bryan L. Kennelly. Mr. Day sold 269 lots, forming a tract owned by the Hunt's Point Realty Company, and fronting in Garrison, Seneca and Edgewater aves., and Whittier, Longfellow, Bryant, Faile and Irvine sts., and also Hunt's Point ave., The Bronx, for $381,275. At 6 o'clock the remaining unsold lots, numbering exactly 100, were withdrawn, owing to the lateness of the hour. They will be offered at private sale. Mr. Kennelly had an offering of sixty-three plots of four and five acres each, at Oakdale, Long Island, and he quickly disposed of every plot, obtaining $53,146 for the entire property. The prices paid for the Oakdale property ranged from $110 to $950 an acre. The market success of these two sales was truly a forceful demonstration of the stability of the great metropolitan real estate market.

The sale of the Hunt's Point property began at 11 o'clock. An hour before the first lot was offered there were at least five hundred persons in the auction rooms; by 11 o'clock there were about nine hundred, and at noon there were about twelve hundred persons present. As regards numerical strength it was a record crowd, and a crowd that was largely composed of business men whose sole aim was to seize some of the many realty opportunities within their reach. Those present who succeeded in being numbered among the buyers went home smiling, for they had obtained what they wanted at "right prices." That means in the near future they will be able to resell their holdings at a good profit, and it is just such auction sales that add to the realty vigor of this great city.

Some of the buyers were the Economy Realty Company, James F. Meehan, Frederick Johnson, Martin Pletscher, Richard Behrens, H. Freedman, C. S. Baker, C. W. Muller, George O. Boldtmann, Thomas Slogan, M. J. McGrath, Bernard H. Eidel, H. Tuchman, G. Schneiker, Joseph G. Marcks, Rachel Walsh, Sarah Couplard, Mrs. James Dempsey, William M. Brown, Peter J. O'Hara, William Geiger, Charles O. Waller and Myer Kriger.

The lot at the southwest corner of Garrison avenue and Bryant street was sold for $2,525. The northwest corner of Garrison avenue and Longfellow street brought $2,325. Inside lots on the west side of Garrison avenue, between Longfellow and Bryant streets, sold for $1,300 each, and on the east side for about $1,225 each. The southeast corner of Seneca avenue and Bryant street brought $1,700, while the northeast corner of Seneca avenue and Longfellow street sold for $1,625. Inside lots on the east side of Seneca avenue, between Longfellow and Bryant streets, brought from $950 to $1,075. On the north side of Longfellow street, between Seneca and Garrison avenues, prices ranged from $800 to $925.

The block bounded by Garrison and Seneca aves. and Whittier and Longfellow sts., fifty-four lots, brought a total of $42,550. The corners on Garrison ave., at Longfellow and Whittier sts., sold for $2,250 and $1,600, respectively. Inside lots on Garrison ave. ranged from $1,125 to $1,325. For the nineteen lots on Longfellow st. $750 each was paid. The two easterly corners in Seneca ave., at Whittier and Longfellow sts., brought $975 and $1,100.

The southeast corner of Garrison ave. and Longfellow st. sold for $2,100, and three lots adjoining on Garrison avenue brought $1,275 each. Six lots on the east side of Seneca ave., between Whittier and Longfellow sts., were sold for $600 each.

For a plot containing 14,178 square feet at the southeast corner of Garrison and Hunt's Point ave. $33,800 was paid. The plot at the southeast corner of Hunt's Point ave. and Seneca ave. brought $5,700 and prices for abutting lots and fronting in Hunt's Point ave. brought from $2,700 to $4,000 each.

The lots on the south side of Seneca ave., between Faile st. and Hunt's Point Road, were disposed of for about $2,000 each. The northeast corner of Hunt's Point and Faile aves. was sold for $4,750. The Edgewater Road lots wer esold for from $2,500 to $3,100 each.

Plans have been filed for a four story department store at the southwest corner of 8th ave. and 43d street to be built for McPartland & O'Flaherty. The proposed building will front 75 feet on the avenue and 100 feet on the street and will be of brick, ornamented with cement stucco. It will have large mezzanine windows at all stories. It is to cost $40,000. C. H. Jackson is the architect. Stephen McPartland is the owner of record.

Plans have also been filed for enlarging and remodelling the five story house No. 75 East 56th st. for Arthur Ryle as owner, and for making over the four story tenement house No. 53 West 125th st., into a dwelling house for two families, with stores and meeting rooms on the lower floors. The improvements, made for Charles Dwyer, remove the building from the supervision of the Tenement House Department. Henry Bacon and Bruno W. Berger are the architects.

Plans have also been filed for enlarging the four story office and store building No. 520 5th ave., owned by the Warren estate, the improvements being for Henri Bendel as lessee. O. Reissmann and Henry Otis Chapman are the architects.

ISMAN PARCELS LEASED.

The Ernestus Gulick Company has leased the building 253 West 125th st., between 8th and 9th aves., for Felix Isman to George Pappas. Also 255-259 West 125th st., between 8th and 9th aves., for Feligx Isman to the C. J. Sullivan Advertising Company.

TO IMPROVE WEST SIDE SITE.

Henry Brady has leased for P. G. Tighe to the Christie Iron Works, the vacant plot, east side of 11th ave., north of 22d st., for a term of seventeen years. The plot will be improved with a reinforced concrete building.

FOUR COUNTRY HOUSES LEASED.

The country department of Pease & Elliman has rented for Foxhall P. Keene his country seat at Westbury, Long Island, to George Rose; for Edmund S. Twining the R. L. Burton house, No. 8, at Woodmere, Long Island, to John Clarke Stratton; for Hannah N. L. Sherman her place known as Sunnyside, at Cedarhurst, Long Island, to Dr. Joseph E. Winters, and for Frank P. Marsh his country place at Greenwich, Conn., to Thompson W. Decker.

A BLOCK FRONT SOLD.

Market Also Found for the Howell Apartment House.

A complete report of the sale of 269 lots in the Hunt's Point section of The Bronx yesterday by Joseph P. Day, and of sixty-three plots of four and five acres each at Oakdale, Long Island, by Bryan L. Kennelly, in the Real Estate Exchange Salesrooms, will be found in another column. The other results at auction yesterday were as follows:

By Joseph P. Day: 322 and 324 126th st, s s, 850 ft e of 2d ave, 41.8x99.11, 6 sty ten h and store; A B C Philbrick agt Francis Bentivengna Corleonese Co et al; action 1; Sackett & L, attys; W B Caughlin, ref; amt due, $10,145 86; sub to a mort of $34,000; to the plaintiff for $35,826; 326 and 328 126th st, s s, 891.8 ft e of 2d ave, 41.8x99.11, 6 sty ten h and store; same agt same; action 2; same attys; same ref; amt due, $10,139 86; sub to a mort of $34,000; to the plaintiff for $35,826; 552 150th st, s s, 469.6 ft w of Amsterdam ave, 17x99.11, 3 sty dwg h; Farmers' L & T Co agt J J Sheehan et al; Rurner, R & H, attys; G A Lavelle, ref; amt due, $10,084 05; taxes, etc, $194 12; adjourned sine die; Brook ave, w s, block front bet 136th and 137th sts, 200x100, vacant; W W Coller agt City of New York et al; J C Weschler, atty; Sol Tekulsky, ref; amt due, $5,660 51; to the plaintiff for $40,000.

By Peter F Meyer: 510 to 516 124th st, s s, 200 ft w of Amsterdam ave, 100x100.11; 7 story apt h Howell; Eliza Guggenheimer, exrx, agt R M F Bage et al; Guggenheimer, U & M, attys; Edward Browne, ref; amt due, $47,372 35; taxes, etc, $2,657 77; sub to two prior mtges aggregating $165,000; to the plaintiff for $203,353.

By Samuel Marx: Robbins ave, n e cor 140th st, 125x100.10; vacant; Ernst Thalmann et al, rcvrs, agt Ernest Well et al; A L Westcott, atty; Hyman Cohen, ref; amt due, $14,227 62; taxes, etc, $2,734 46; adjourned to June 2; Wales ave, w s, 100 ft s of 147th st, 100x100; vacant; Bronx Investment Co agt Fundy Co et al; Merrill & R, attys; William Allen, ref; amt due, $5,926 08; taxes, etc, $284 77; to Henrietta Butzel for $7,000.

By James L Wells: Jackson ave, e s, 174.10 ft s of 163d st, 76x87.6; vacant; John Corbett agt F M Hill et al; Smith, Williamson, atty; C E Moore, ref; amt due, $10,226 15; taxes, etc, $200; to the plaintiff for $5,000.

The auction offerings to-day will be as follows:

By Joseph P Day: Barclay st, n e cor Washington st, 19.7x62.8x76.2x irreg; 4 and 5 story loft bldgs; Maximilian Fleischmann Co agt G R Walso et al; Jackson, atty; T J McManus, ref; amt due, $46,657 74; taxes, etc, $879 43.

By Bryan L Kennelly: 87 to 91 Cherry st, s s, 45.8 ft e of James Slip, 50.7x70.4x irreg; 3 and 4 story ten hs and stores; Business Men's Realty Co agt Charles Lowe et al; Abraham Nelson, atty; J P O'Brien, ref; amt due, $13,105 25; taxes, etc, $400; sub to a mtge of $11,000 on Nos 89 and 91 and $5,000 on No 87.

BIG MIDTOWN DEAL.

Andrew F. Gilsey and the Investors and Traders' Realty Company have purchased the property No. 20 West 27th st., a five story business building, on lot 25x98.9. It abuts on the offices of the Astor estate in 26th st. and adjoins the new twelve story building being erected by James Livingston at No. 18 West 27th st. I. T. Meyer and J. N. Kalley & Son were the brokers.

The Edenwald Land Companies have sold two lots on the north side of Nelson ave., east of Pratt ave., to Anna C. Dougherty. Also, sold two lots on Bracken ave., 700 feet north of Randall ave., to Samuel Arenson.

Charles Gulden and Andrew Smith have sold Nos. 127 and 129 East 83d st., a vacant plot, 51x102.2 feet, which the buyer will improve with a five story fireproof garage.

J. S. Graham has sold a block of thirty-six lots on Barrett ave. and the Fingerboard Road, Arrochar, Staten Island, to R. Aberle.

Benjamin R. Lummis has rented to a client for business for a long term the top loft in the building No. 9 East 35th st.

Frederick Fox & Co. have leased for Philip Braender 40,000 square feet of space in the new eleven story mercantile building Nos. 26, 28, 30 and 32 West 17th st. This completes the rental of the entire upper part of the building. Also, leased to Louis Scher the store floor and basement No. 34 West 17th st., for the Middleboro Realty Company, which completes the rental of this building.

Bernard Smyth & Sons were the brokers in the sale to Sonn Brothers for Osk & Edelstein, of the plot of three lots on the north side of 113th st., 150 feet west of Amsterdam ave., 75x100.11 feet.

REALTY NOTES.

L. J. Phillips & Co. have sold for Henry and Jefferson Seligman to Henry P. Goldschimdt, the banker, the Seligman holdings at South Elberon, N. J., a plot having a frontage of 500 feet on Phillips ave. Mr. Goldschmidt will make extensive improvements on the property.

Jacob Wolf is the buyer of Nos. 114 and 116 West 27th st., a twelve story loft building, sold recently by the Felt Construction Company; Joseph H. Hoadley, of No. 18 East 82d st., and F. W. Lord, of No. 126 East 65th st., sold recently through Douglas Robinson, Charles S. Brown & Co.

Matthew Rock has leased the eleven story building, recently erected for him at Nos. 13 and 15 West 27th st., for twenty-one years, at an aggregate rental of $567,000. The lessee will use the store and basement and sublet the upper floors.

ANOTHER PANIC VICTIM A SUICIDE.

Having Lost $200,000 Howard Lyton Robeson Shot Himself in Prospect Park.

Mrs. Gertrude Robeson, twenty-five years old, identified yesterday the body of the man who shot himself in Prospect Park, Brooklyn, on Sunday, as that of Howard Lyton Robeson, her husband.

Robeson was fifty-eight years old, and, according to his wife, lost $200,000 in the financial panic last fall. They lived at No. 134 East 119th street, Manhattan.

Real Estate.

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REAL ESTATE
5 BEEKMAN ST. NEW YORK

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$40 DETACHED PRIVATE HOUSE; 7 large rooms, bath. 1219 Shakespeare ave., bet. Jerome-167th.

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Very Desirable Store and Basement
1364 Broadway
TO LET
WITH RESERVATION OF ONE WINDOW.
Apply to Renting Agent,
610 Tribune Building,
154 Nassau St.

TO LET Large and Small Offices
SINGLE OR EN SUITE

The Centre of Transit for the Metropolitan District

Absolutely Safe Fast-Running Elevators (Plunger Type)

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TRIBUNE BUILDING
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Opposite City Hall Park

Electric Light Janitor Service

Open Every Day in the Year

Apply for Terms to the Renting Agent, Room 610

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Remodeled and Renovated throughout.
The largest, most modern and up-to-date hotel in Central New York. Opens June 20.
Opposite the Famous Sulphur Baths.
Golf, Tennis, Boating and Driving.
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DELAWARE WATER GAP, PA.
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The most beautiful and healthful resort at which to spend the Spring and Summer seasons. Climate mild, air dry and invigorating, delightful walks and drives. Excellent trout fishing, golf, tennis, bowling, billiards, pool, shuffleboards, boating, etc. Largest, most modern, best appointed and the leading hotel. Capacity 600. Situated in its private Mountain Park of over 300 acres, steam heat, open log fires, electric lights, elevators, baths, sun parlors, private balconies, spacious verandas. Orchestra. Cuisine and service unexcelled and its own farm and greenhouses give to the table products "par excellence." Telephone and telegraph offices in hotel. American plan, also a la carte. Illustrated booklet on application, showing hotel, Kittatinny Park scenes, official auto maps. Kittatinny Coach meets all trains. Livery, garage, saddle horses. Special Spring Rates. G. FRANK COPE.

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On May 29th and 30th excursion tickets at reduced rates will be sold, giving an opportunity of personally selecting a Summer home and also enjoying a day's fishing in this delightful region. Tickets good returning May 30-31st or June 1.
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Grand Hotels Seiler

ENGADINE:—MALOJA (6000 Ft. a) **Palace Hotel.**
The Famous Palace Hotel has been entirely renovated, and embraces every modern requisite; Private Baths, Electric Light, Splendid Public Rooms, Latest Sanitation, etc.; an Unrivalled List of Out-of-Door Sports may be enjoyed:—Golf, Tennis, Boating, Mountain Trout Fishing, Climbing, etc., While Indoor Games of all sorts are provided, including English and French Billiards. Unique Furnished Private Chalets for hire. The Ideal Spot in Switzerland for a Long Stay.

THUN GRAND HOTEL THUNERHOF (Switzerland. Lake of Thun.) HOTEL BELLEVUE, & PENSION DU PARC
Favorite sojourn resort, and centre for Bernese Oberland Excursions
The Leading Fashionable Establishments. KURSAAL: Daily Concerts & Other Attractions. Private Park, Auto-Garage, Lawn Tennis, etc.

Interlaken ALL ON THE HOHEWEG. *Gd. Hotel Victoria* *Gd. Hotel Jungfrau* *Hotel Belvedere* ENTIRELY RENOVATED. GOLF, &c. R. Wuller, Administrateur.

Nauheim BATH *The Metropole*
NEW LEADING HOTEL & Favorite Resort of Distinguished Americans. 50 yards from Baths. Sanitation & Private Baths by Mott, New York. Proprietor M. Lehr.

EMS *Leading Spa for Throat Troubles, Bronchitis, Etc.—Garage—SUITES WITH PRIVATE BATH.* HOTEL ANGLETERRE

AIX-LA-CHAPELLE GRAND MONARQUE Leading Hotel. Carlton Restaurant. Amer. and Eng. Society Patrons. Best in Aix. Garage. Up-to-Date: Steam Heat, H' & C' Water.

DRESDEN. Leading Fashionable Hotel of Dresden. Private Baths. Garage. Fine Garden. Facing Central Station. **The Continental**

MAYENCE-Hotel de Hollande —On Rhine— EVERY MODERN COMFORT *Best position facing Steamer Landing and Public Gardens. The Leading Family House. Suites and Rooms with Private Baths.*

FRANZENSBAD. Hotel Kopp's—Konigsvilla
(SUITES WITH PRIVATE BATH) & VILLA BEAU-SEJOUR (NEW)
PATRONIZED BY ROYALTY, AND BEST AMERICAN SOCIETY. MOTORGARAGE.

KREUZNACH BATH FAMOUS SPA FOR FEMALE AND CHILDREN'S DISEASES. **THE ROYAL** New Leading Hotel, Facing Kur-Park. In its own extensive grounds. Latest comforts, Autogarage with Pit. Railway: Cologne-Frankfurt

WILDUNGEN BAD **THE FURSTENHOF,** FINEST & LARGEST HOTEL
Superb Location. Many Rooms with Baths. Own Mineral Baths in Hotel. Large Hall. Auto garage.

DUSSELDORF Park Hotel: HOTEL DE LUXE
GRAND OPEN LOCATION. AUTOGARAGE
Running Hot and Cold Water. Private Baths.

DUSSELDORF Royal Hotel Strictly 1st Class. Private Baths & Toilets.
Opp' Station. Careful study for American requirements. Mgr' A. Bichler—late Kaiserhof, Berlin.

ROME-EXCELSIOR HOTEL
Open the Year Round. Sumptuously Appointed.
Most Modern House. Splendid Position
—MODERATE CHARGES—
Under Same Management as The Grand Hotel National, Lucerne

Citations.

THE PEOPLE OF THE STATE OF NEW YORK, BY the grace of God, free and independent.—To Anna Julie Gessner-Ernst, Friedrich Ernst, Karoline Ernst, Heinrich Ernst, Katharina Elisabetha Sulzer Ernst, Emilie Berta Kohl-Ernst, Jakob Theodor Ernst, Susanna Sparmann-Ernst, Robert Ernst, Julius Ernst and National Surety Company and to all persons interested in the Estate of Robert Ernst, late of Switzerland, deceased, as creditors, legatees, next of kin or otherwise, send greeting: You and each of you are hereby cited and required personally to be and appear before our Surrogate of the County of New York, at the Surrogate's Court of said County, held at the Hall of Records in the County of New York, on the 29th day of May, 1908, at half-past ten o'clock in the forenoon of that day, then and there to attend a judicial settlement of the account of proceedings of Adolph Rusch and Emile Ernst, as Administrators of the Estate of said deceased; and such of you as are hereby cited, as are under the age of twenty-one years, are required to appear by your guardian, if you have one, or if you have none, to appear and apply for one to be appointed, or in the event of your neglect or failure to do so, a guardian will be appointed by the Surrogate to represent and act for you in the proceeding.

In testimony whereof, we have caused the seal of the Surrogate's Court of the said County of New York to be hereunto affixed. Witness, Hon. [L. S.] Chas. H. Beckett, a Surrogate of our said County, at the County of New York, the 8th day of April, in the year of our Lord one thousand nine hundred and eight.

DANIEL J. DOWDNEY,
Clerk of the Surrogate's Court.

THE PEOPLE OF THE STATE OF NEW YORK, BY the grace of God, free and independent, to Elisa Kaufmann, Gropius Strasse No 4, Berlin, Germany, send greeting: You are hereby cited and required personally to be and appear before our Surrogate of the County of New York, at the Surrogates' Court of said county, held at the Hall of Records in the County of New York, on the 12th day of June, 1908, at half-past ten o'clock in the forenoon of that day, then and there to show cause why a decree should not be made awarding letters of administration of the estate of Oscar Kaufmann, deceased, to Alexander Kaufmann, as set forth in the petition of Alexander Kaufmann, dated April 9th, 1908, or to such other person or persons having a prior right thereto.

In testimony whereof, we have caused the seal of the Surrogates' Court of the said County of New York to be hereunto affixed. Witness, Hon. [L. S.] Charles H. Beckett, a Surrogate of our said County, at the County of New York, the 18th day of April, in the year of our Lord one thousand nine hundred and eight.

DANIEL J. DOWDNEY,
Clerk of the Surrogates' Court.

THE PEOPLE OF THE STATE OF NEW YORK, BY the grace of God, free and independent.—To Lydia Susannah Rebecca Dowsett, Alfred Birchett, Altana Frances Louisa Hedges, Henry Waller Mann, James Birchett Mann, Franklin Joseph Kirtland, Edward Mortimer Kirtland, Franklin Joseph Kirtland, Jr., Harry Ellsworth Kirtland, Linda Elizabeth Kirtland Hise, George Edward Kirtland, Altana Frances Birchett, Alfred Birchett, Jr., Comptroller of the State of New York and to all persons interested in the Estate of James Birchett, late of the County of New York, deceased, as creditors, legatees, next of kin or otherwise, send greeting:

You and each of you are hereby cited and required personally to be and appear before our Surrogate of the County of New York, at the Surrogates' Court of said County, held at the Hall of Records, in the County of New York, on the 30th day of June, 1908, at half-past ten o'clock in the forenoon of that day, then and there to attend a judicial settlement of the account of proceedings of United States Trust Company of New York as Executor of the Last Will and Testament of said deceased, and such of you as are hereby cited as are under the age of twenty-one years are required to appear by your guardian, if you have one, or if you have none, to appear and apply for one to be appointed, or in the event of your neglect or failure to do so, a guardian will be appointed by the Surrogate to represent and act for you in the proceeding.

In testimony whereof we have caused the Seal of the Surrogates' Court of the said County of New [L. S.] York to be hereunto affixed. Witness, Hon. Abner C. Thomas, a Surrogate of our said County, at the County of New York, the 9th day of May in the year of our Lord one thousand nine hundred and eight.

DANIEL J. DOWDNEY,
Clerk of the Surrogates' Court.

STEWART & SHEARER, Attorneys for Accounting Executor, 45 Wall Street, New York City.

Citations.

RAINSFORD, ROSA E.—The People of the State of New York, by the grace of God free and independent, to George D. Rainsford, Katharine Rainsford, individually and as trustee under the will of Rosa E. Rainsford for George D. Rainsford; Rosa Rainsford Martin and Mary Ann Reynolds, Francis Speir, individually and as trustee under the will of Rosa E. Rainsford for George D. Rainsford, Rosa Rainsford Martin and Mary Ann Reynolds; William T. Innes, individually and as trustee under the last will and testament of Rosa E. Rainsford for George D. Rainsford, Rosa Rainsford Martin and Mary Ann Reynolds; Rosa Rainsford Martin, Mary Ann Reynolds, National Temperance Society, Mulford Martin, Mulford Martin, Jr., George Rainsford Martin, John Ralph Martin, Woman's Union Missionary Society of America for Heathen